

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

DEVELOPMENT LAND

0 Davidson Road, Hilliard, OH 43026

Located at the southwest corner of I-270 and Davidson Road. Land available along Davidson Road, Leap Road, Britton Parkway and Anson Dr. City of Hilliard. Many different areas available with potential sites for multiple users. Immediate surrounding developments include new Hilliard branch of Columbus Metro Library, The Greyson at Hickory Chase mixed use development, Mount Carmel Rheumatology, Rock City Church, community center, Britton Flex Center, and Advanced Drainage Systems.



Property Highlights

Address:	Davidson Road Hilliard, Ohio 43026
County:	Franklin
PID:	050-008254 (portion) 050-008255 (portion) 050-008256
Location:	West of I-270, South of Davidson Rd
Total Acreage:	23.23 +/- ac (see breakdown for specific lot acreage)
Sale Price/Ac:	\$175,000-\$375,000 (depending on lot location)
Zoning:	PUD - Planned Unit Development (additional text available upon request)



LOT	USE	ACRES
B2	Medical Office/Retail	6.45 +/-
C1a	Retail	1.28 +/-
C4	Office	3 +/-
C5	Office	12.5 +/-

Mount Carmel Hilliard Campus

Located at Davidson Road and Britton Parkway, Mount Carmel Hilliard is a 60,000-square-foot, stand-alone campus offering Hilliard residents one-stop access to an array of outpatient services and primary and specialty physicians.

Columbus Metropolitan Library Hilliard Branch

The new Hilliard Branch has 63,000 square feet of space on two floors with a large Homework Help Center, Ready for Kindergarten area, cafe serving coffee, pastries and more, community gathering space, and meeting rooms and small study rooms servicing the community.

Rock City Church

Located at the intersection of Britton Parkway and Anson Drive, Rock City Church is a 51,600-square foot, church and community center on 14+ acres.

Multi-Family Living

The Greyson at Hickory Chase is a 492-unit apartment development built in 2017. There is an additional apartment community that is 4 stories with 145 units expected to be completed in 2019.

ADS - Advanced Drainage Systems

110,000 SF Engineering and Technology Center broke ground October 2023 with approximately 200 workers.

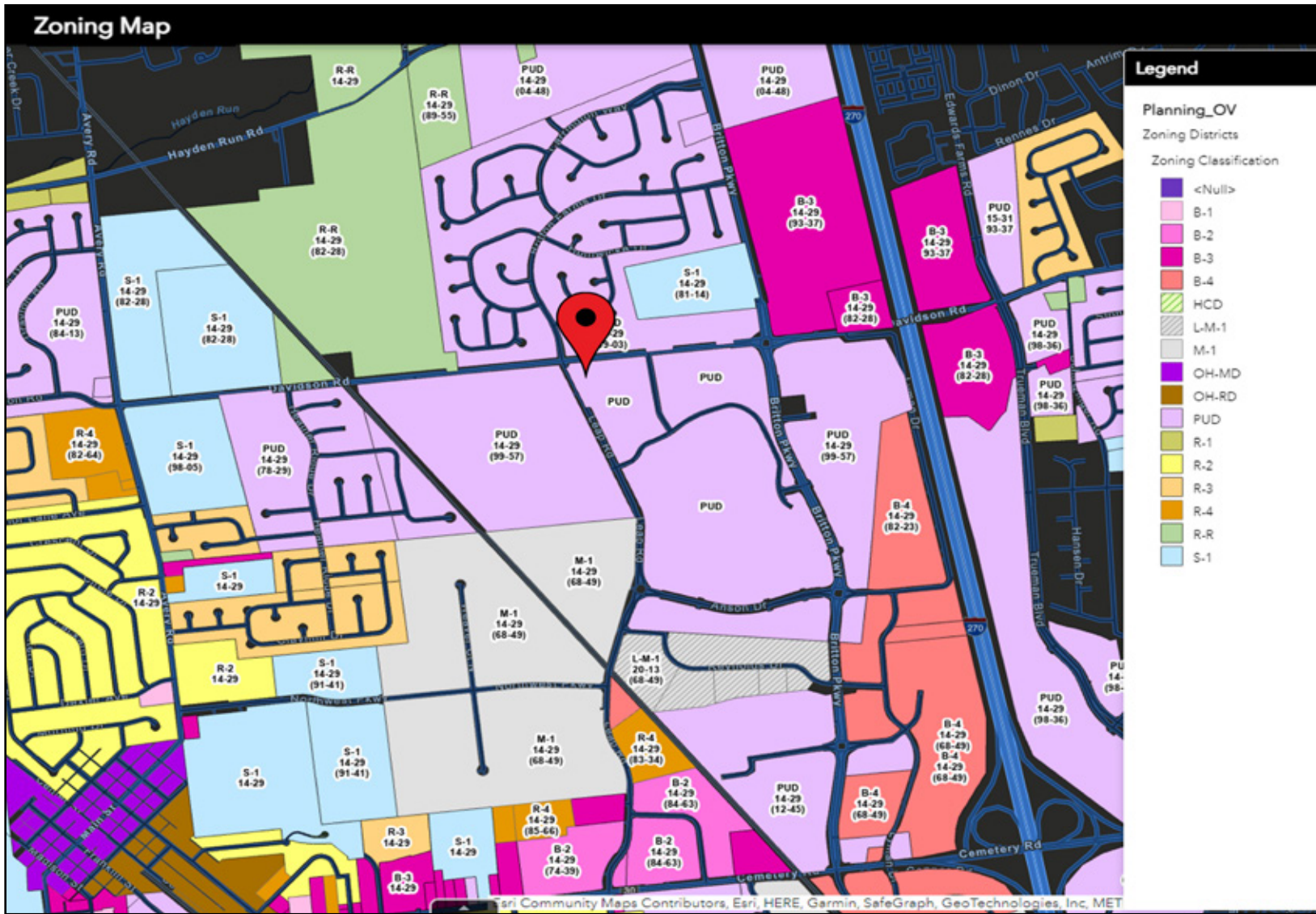
Britton Flex Center

New 158,100 SF flex building will be delivered Q3 2025. Up to 112,100 SF available for lease.

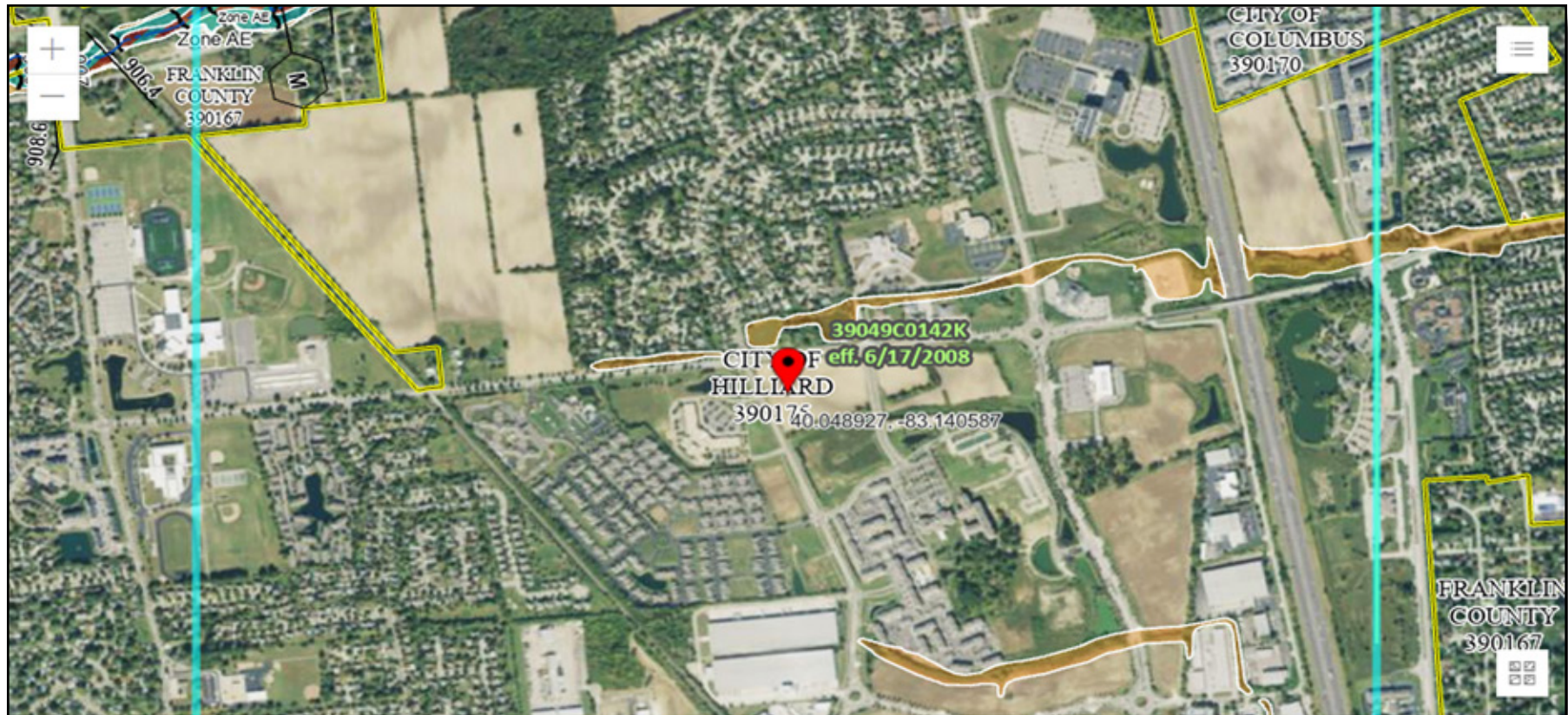
NEARBY AMENITIES:

North of the development at Hayden Run Road, Amazon Web Services has a second, 153,000-square-foot Big Data server facility to join a 180,000-square-foot facility that opened in 2016. There is also the Enchanted Care Kids Campus just north of Davidson Rd.

West of the development is Hilliard Tharp Middle School and Hilliard Davidson High School, Darby Glenn Nursing & Rehab center, condo community known as Tremont Club and a bike path from Davidson to Northwest Parkway. South of the development is a large retail corridor along Cemetery Rd with fast food, fuel and big box retail stores.

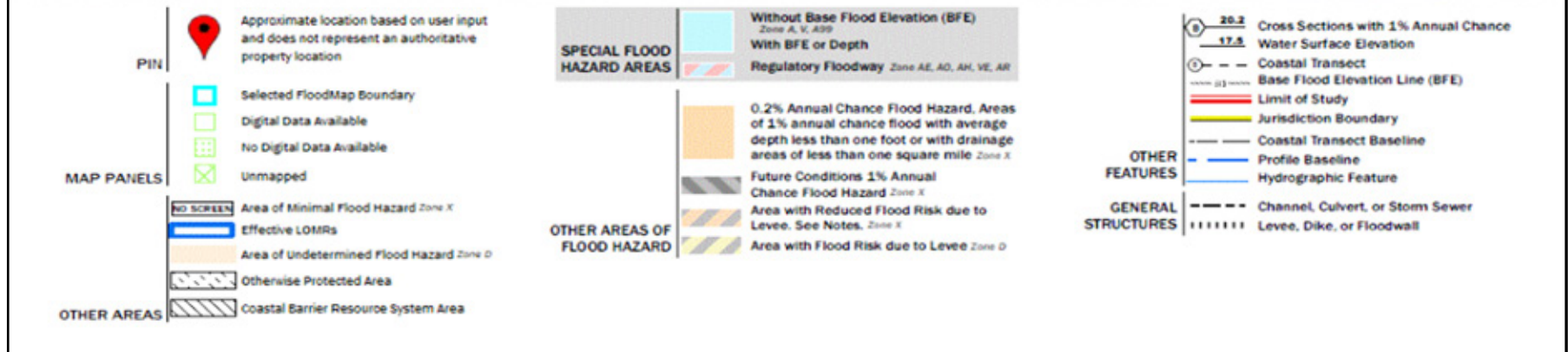


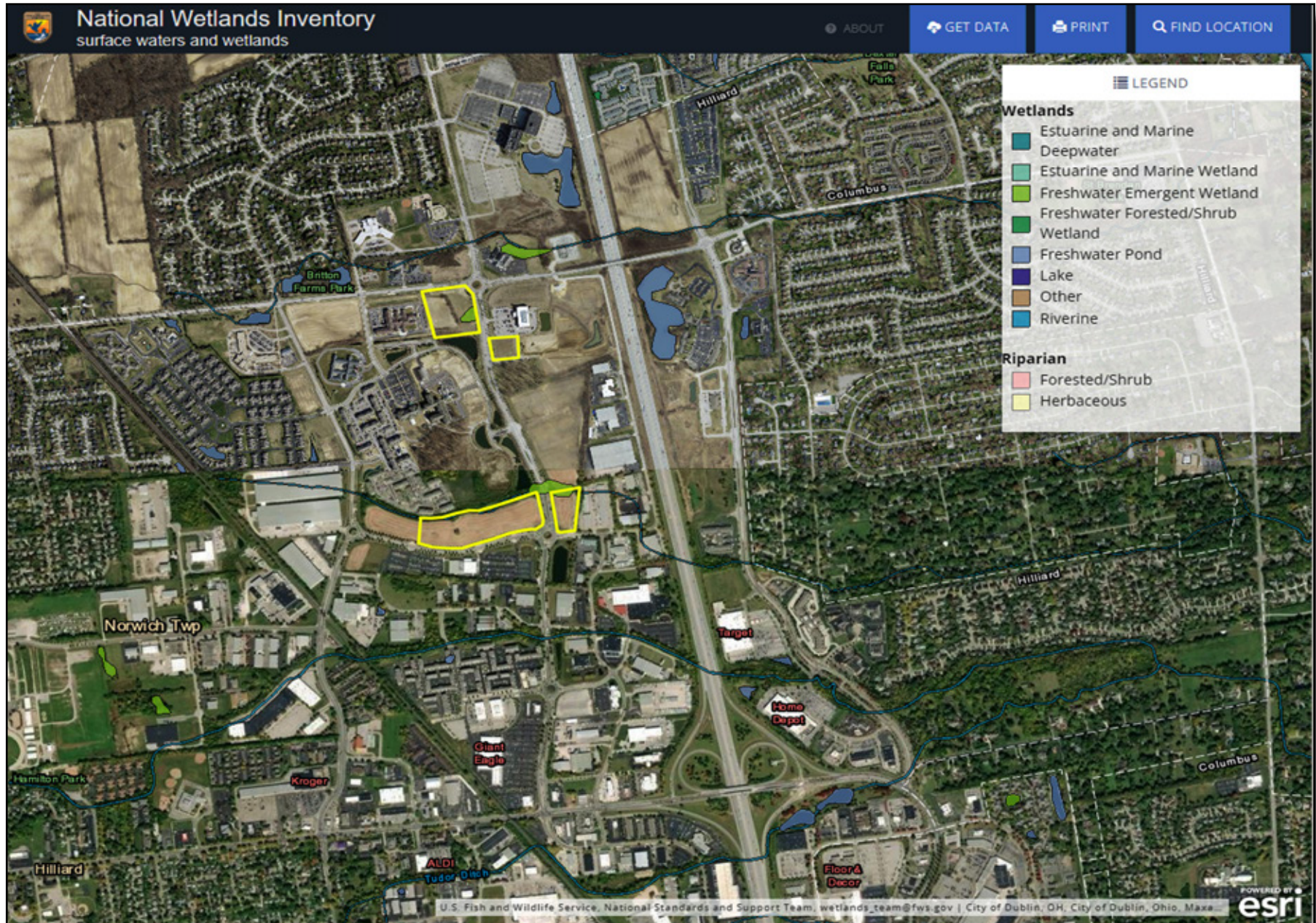
Click [here](#) to view zoning regulations
Additional zoning text available upon request

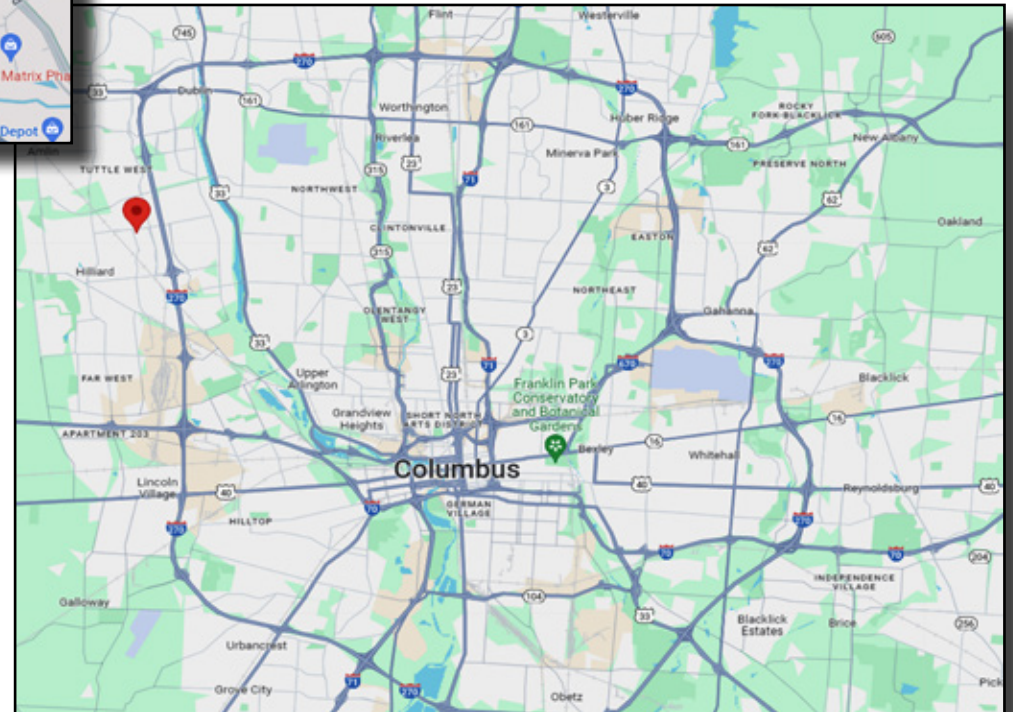
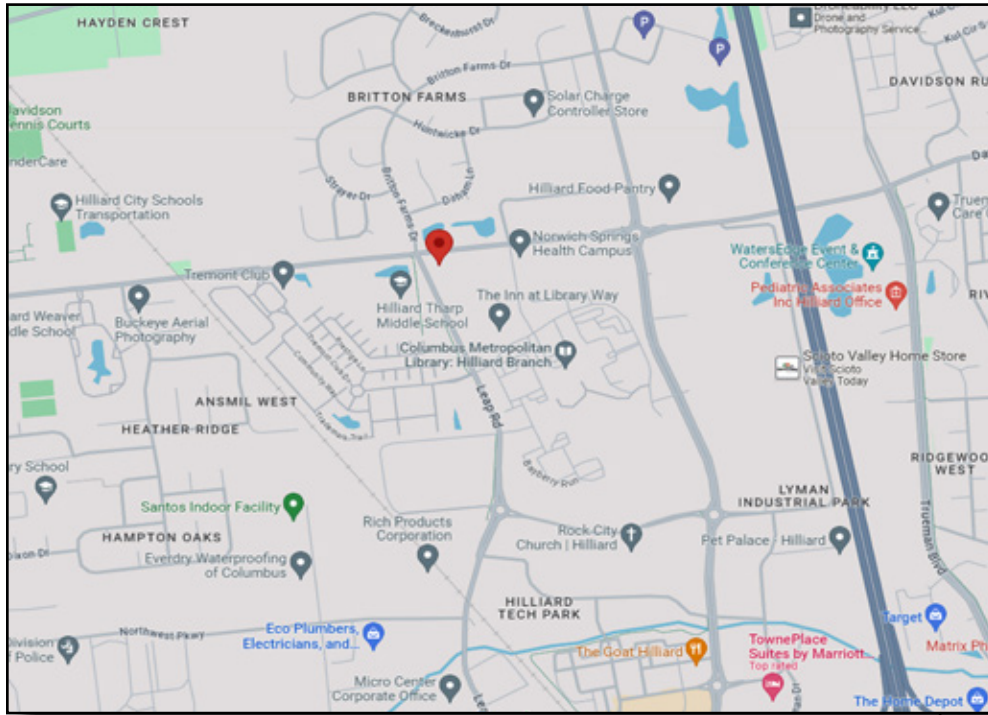


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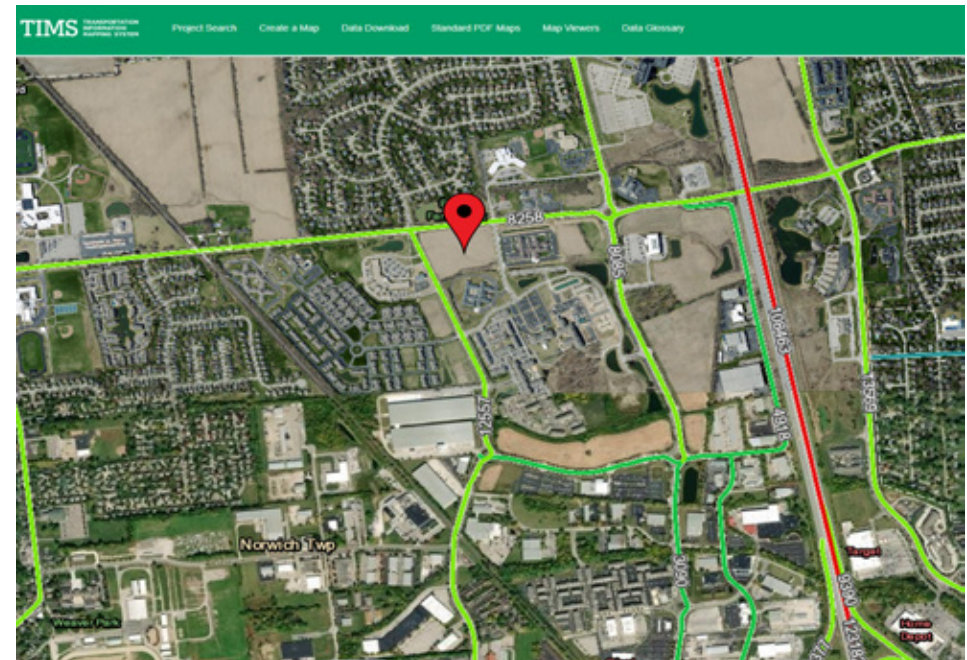


Great Location

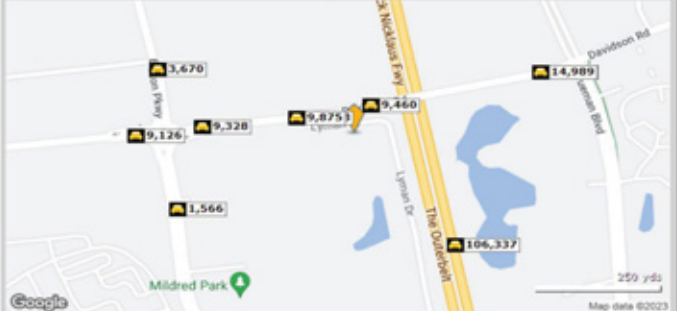

Conveniently located between Tuttle & Mill Run
Easy access to I-270, Downtown Hilliard and
the Scioto River

Demographic Summary Report

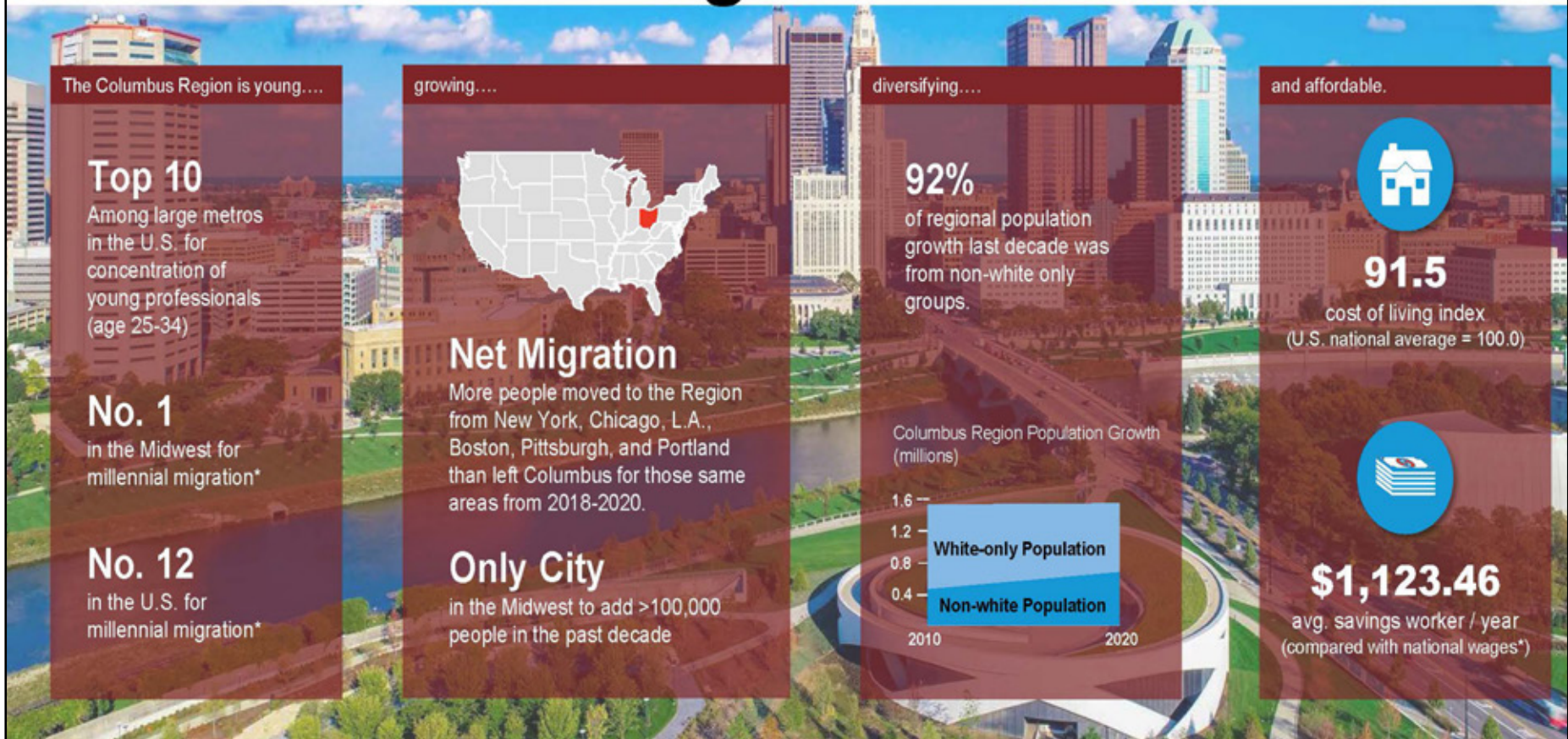
0 Davidson Rd, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	11,918	94,780	213,697	
2023 Estimate	11,708	93,047	210,604	
2010 Census	9,690	76,652	178,482	
Growth 2023 - 2028	1.79%	1.86%	1.47%	
Growth 2010 - 2023	20.83%	21.39%	18.00%	
2023 Population by Hispanic Origin	449	4,729	10,976	
2023 Population	11,708	93,047	210,604	
White	9,913 84.67%	73,483 78.97%	165,242 78.46%	
Black	468 4.00%	4,130 4.44%	10,498 4.98%	
Am. Indian & Alaskan	35 0.30%	174 0.19%	344 0.16%	
Asian	942 8.05%	12,517 13.45%	28,322 13.45%	
Hawaiian & Pacific Island	0 0.00%	28 0.03%	94 0.04%	
Other	350 2.99%	2,716 2.92%	6,103 2.90%	
U.S. Armed Forces	11	110	196	
Households				
2028 Projection	4,905	40,192	90,435	
2023 Estimate	4,811	39,384	89,067	
2010 Census	3,943	32,058	75,194	
Growth 2023 - 2028	1.95%	2.05%	1.54%	
Growth 2010 - 2023	22.01%	22.85%	18.45%	
Owner Occupied	2,891 60.09%	25,177 63.93%	55,048 61.81%	
Renter Occupied	1,921 39.93%	14,207 36.07%	34,019 38.19%	
2023 Households by HH Income	4,810	39,384	89,066	
Income: <\$25,000	161 3.35%	3,451 8.76%	7,661 8.60%	
Income: \$25,000 - \$50,000	496 10.31%	5,226 13.27%	12,501 14.04%	
Income: \$50,000 - \$75,000	747 15.53%	6,738 17.11%	14,860 16.68%	
Income: \$75,000 - \$100,000	692 14.39%	5,731 14.55%	11,769 13.21%	
Income: \$100,000 - \$125,000	816 16.96%	6,261 15.90%	12,725 14.29%	
Income: \$125,000 - \$150,000	229 4.76%	2,977 7.56%	7,686 8.63%	
Income: \$150,000 - \$200,000	982 20.42%	4,764 12.10%	10,797 12.12%	
Income: \$200,000+	687 14.28%	4,236 10.76%	11,067 12.43%	
2023 Avg Household Income	\$132,455	\$112,802	\$116,414	
2023 Med Household Income	\$109,467	\$93,657	\$95,203	



Traffic Count Report

0 Davidson Rd, Hilliard, OH 43026						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Davidson Rd	I-270	0.04 E	2022	9,460	MPSI	.04
2 Davidson Rd	Lyman Dr	0.01 E	2020	10,633	MPSI	.07
3 Davidson Rd	Lyman Dr	0.01 E	2022	9,875	MPSI	.07
4 Davidson Rd	Britton Pkwy	0.04 W	2022	9,328	MPSI	.17
5 I-270	Davidson Rd	0.19 N	2022	106,337	MPSI	.18
6 Britton Pkwy	Davidson Rd	0.10 N	2022	1,566	MPSI	.22
7 Davidson Rd	Trueman Blvd	0.04 E	2020	16,190	MPSI	.23
8 Davidson Rd	Trueman Blvd	0.04 E	2022	14,989	MPSI	.23
9 Britton Rd	Britton Farms Dr	0.29 N	2022	3,670	MPSI	.24
10 Davidson Rd	Britton Pkwy	0.04 E	2022	9,126	MPSI	.25

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com

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